



GRASSROOTS
REALTY GROUP

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56 Wentworth Landing SW
Calgary, Alberta

MLS # A2331966



\$864,900

Division:	West Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,258 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, T		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

If you've been searching for an executive villa-style bungalow that backs onto a serene greenspace, your search ends here. Villas like this rarely come on the market, making this a truly unique opportunity to own in the highly sought-after community of Wentworth. This incredible 1,236 sq. ft. walkout bungalow features a fully developed lower level, a heated, double-attached garage, and a picturesque backdrop overlooking a nature reserve and pond. The exterior blends timeless stucco and stone, while the interior boasts soaring vaulted ceilings, 9-foot ceilings, and has been completely repainted in a fresh, light colour palette. Thoughtfully upgraded, the main floor offers a bright, airy flow highlighted by newer, genuine hardwood flooring throughout the dining room, living room, primary bedroom, and closet. All window coverings were also professionally cleaned just one year ago to ensure the home is completely move-in ready. The heart of the home is a chef-inspired kitchen complete with durable granite countertops, a central island, rich dark oak cabinetry, a spacious walk-in pantry, and a bright skylight. A full set of sleek black appliances, including a gas stove, perfectly complements the space. Designed with empty nesters or busy professionals in mind, the main level features a newly built, dedicated laundry room equipped with a brand-new washer and dryer, a new sink, and custom cupboards. The layout offers three bedrooms, a dining room, and 2.5 bathrooms, including four newer toilets throughout. The primary suite serves as a relaxing retreat with a walk-in closet and a private ensuite featuring a new tub with a beautiful new tile surround. The main bathroom has been tastefully updated with double sinks, granite countertops, and new cabinets. Downstairs, the fully finished walkout basement features cozy in-floor heating that has been fully upgraded and brought up to

code, creating the ultimate secondary living space. Other key updates include two brand-new water heaters and newly installed handrails both inside and outside for added safety and accessibility. Whether you are enjoying your morning coffee on the back deck, which now features a new windbreak privacy screen, or entertaining on the lower patio, you will absolutely love the unobstructed, tranquil views of the reserve. Call today to arrange for a private viewing of this outstanding property!